

ORIGINAL

CITY OF BELLEVUE, WASHINGTON

RESOLUTION NO. 6862

A RESOLUTION authorizing the City to utilize the alternative public works contracting procedure for the New City Building Redevelopment Project.

WHEREAS, in 2001 the Washington state legislature enacted changes to RCW Chapter 39.10 allowing for the use of a General Contractor/Construction Manager ("GC/CM") alternative public works contracting procedure for qualifying cities and public authorities for construction of public works projects; and

WHEREAS, Bellevue is a qualifying city because it has a population of over 70,000 residents; and

WHEREAS, Bellevue has determined that redevelopment of the New City Building will be in the public interest because it will allow for the collocation and integration of City services; and

WHEREAS, in order for public works projects of qualifying cities to be eligible for use of the GC/CM alternative public works contracting procedure, the project must be valued at over \$10,000,000, and must either involve complex scheduling requirements or the project must involve construction at an existing facility which must continue to operate during construction, or the involvement of the GC/CM must be critical to the success of the project; and

WHEREAS, the value of the New City Building Redevelopment Project is currently estimated to be in the range of \$50,000,000 and \$70,000,000; and

WHEREAS, the existing building at the site requires redevelopment for public safety purposes; and

WHEREAS, the prior owner of the property will continue to lease a portion of the existing building and will require that its equipment facilities continue to operate and be accessible building while the redevelopment is in progress; and

WHEREAS, in order to maximize cost savings on lease-back of current facilities the City may employ early occupancy strategies for the New City Building while the redevelopment is in progress; and

WHEREAS, the City may be required to phase the construction and begin work on the redevelopment prior to completion of design work for other phases in order to maximize cost and operational benefit to the City; and

WHEREAS, the value of the New City Building redevelopment project is currently estimated to be between \$50,000,000 and \$70,000,000; and

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WHEREAS, involvement of the GC/CM during the design phase will allow the City to better manage and control project costs which is critical to the success of the project; and

WHEREAS, pursuant to RCW 39.10.030 the City Council made a preliminary determination to use the alternative public works contracting procedure for a specific public works project that the use of the alternative procedure will serve the public interest by providing a substantial fiscal benefit, or that use of the traditional method of awarding contracts in lump sum to the low responsive bidder is not practical for meeting desired quality standards or delivery schedules; and

WHEREAS, RCW 39.10.030 requires adequate public notification and opportunity for public review and comment of a preliminary determination to use the alternative public works contracting procedure by implementing the public hearing process or written public comment procedure; and

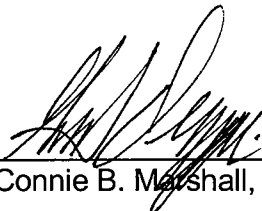
WHEREAS, the Bellevue City Council elected to utilize the public hearing process contained in RCW 39.10.030(2)(a) to provide an opportunity for public review and comment and held a duly noticed public hearing on May 19, 2003 and no adverse comments were received at the hearing; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES
RESOLVE AS FOLLOWS:

Section 1. This resolution is the City Council's final determination that the GC/CM alternative public works contracting procedure is an appropriate contracting procedure that may be used for the New City Building Redevelopment Project because it may be the most practical method of meeting desired quality standards or delivery schedules for the Project or providing a substantial fiscal benefit.

Passed by the City Council this 2nd day of June, 2003, and
signed in authentication of its passage this 2nd day of June, 2003.

(SEAL)



Connie B. Marshall, Mayor

Attest:



Myrna L. Basich, City Clerk